

PLAN COMMISSION MEETING
AUGUST 8, 2017 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Ron Volkert, MaryKay Rice, Kyle Hinrichs and Sarah Skinner (ex-officio)

Members Absent: David Wilford and Mike Montello

Others Present: Beth Thompson, Tanya Batchelor, Jeremiah Wendt, Tom Derrick, Matt Hieb, and Mike and Cheryl Krumm

Mayor Fred Horne called the meeting to order and roll call was taken.

Mike Kastens moved to adopt the agenda as presented, seconded by MaryKay Rice and carried.

MaryKay Rice moved to approve the minutes of the previous meeting on July 6, 2017, seconded by Kyle Hinrichs and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the following:

Conditional Use Permit Application

- a) Application from DCCI Land Planners, Inc. for a Conditional Use Permit to allow development of 18 twin-home buildings, 36 residential units on a single lot to allow multiple principle buildings on a single lot in accordance with Section 121-49.B of the Zoning Ordinance. Property is located at the extension of Casandra Drive and described as Part of the NW ¼ of the SE ¼ of Section 3, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin.

Dan Licht explained the Conditional Use Permit Application. The Development Review Committee recommended approving the Conditional Use Permit for Richmond Prairie Condos 3 allowing multiple principal buildings on one lot, subject to the following conditions:

1. The sizes of the trees and shrubs to be installed in accordance with the typical landscape plan for each building shall comply with Section 121-55.E of the Zoning Ordinance.
2. The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan for each building to at the time a building permit is issued; the security is to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30 in accordance with Section 121-55.I.2 of the Zoning Ordinance.
3. All utility issues are subject to review and approval of the Public Works Director.
4. All grading, drainage, and erosion control plans shall be subject to review and approval of the Public Works Director.
5. Documents establishing a condo plat and/or a homeowners association for Lots 1 and 2 shall be submitted and are subject to review and approval of City staff.

Zoning Ordinance Amendment for Wall Signs

- b) Consideration of an ordinance amending Section 121-44 of the City Code (Zoning Ordinance) regarding wall signs within the Z3 District.

Dan Licht explained the ordinance change which was initiated by Best Western Plus. This building will be three stories tall and the current sign ordinance has a height limitation of not more than 25 feet above grade. The Development Review Committee recommended approval of

this ordinance change amending Table 11 of the Zoning Ordinance removing height limits for wall signs as presented.

Zoning Ordinance Amendment for Curb Requirements

- c) Consideration of an ordinance amending Section 121 of the City Code (Zoning Ordinance) regarding curb requirements.

Dan Licht explained that staff has expressed the need to have some flexibility in curb requirements. Dan presented examples from local municipalities. Discussion followed. This will be discussed again at the next Plan Commission meeting.

Annexation Petition from Dionisopoulos

- d) Petition for Annexation from Jeff & Ari Dionisopoulos with zoning requested of Z2 Sub Urban District. Property is located at 1642 140th Street, New Richmond and described as Sec 11 T30N R18W Pt NE being Lot 1 CSM 13/3684 approximately 5.63 Acres.

Dan Licht stated the annexation is consistent with our Comprehensive Plan and the Development Review committee recommends approval of an ordinance annexing property owned by Jeff and Ari Dionisopoulos to the City of New Richmond zoned as Z2 District.

Annexation Petition from Krumm Holdings LLC

- e) Petition for Annexation from Krumm Holdings LLC with zoning requested of Z3 Multi-Use/Corridor District.
 - 036-1073-70-200 Property address is 1424 Hwy 64 and described as: Sec 30 T31N R17W PT SW SW CSM 27-6259 Lot 6, approximately .604 acres.
 - 036-1073-7-100 Property address is 1422 Hwy 64 and described as: Sec 30 T31N R17W PT SW SW CSM 27-6259 Lot 5, approximately 0.31 acres.

Dan Licht explained the annexation is consistent with the Comprehensive Plan. The Development Review Committee recommends Council approval of an ordinance annexing property owned by Krumm Holdings LLC and designating the property as being within the Z3 District. Mayor Horne declared the Public Hearing closed.

Action on Public Hearing Agenda

- a) Mike Kastens moved to approve the Conditional Use Permit from DCCI Land Planners for Richmond Prairie Condos 3 allowing multiple principal buildings on one lot, subject to the conditions recommended by the DRC listed above, seconded by Kyle Hinrichs and carried.
- b) MaryKay Rice moved to recommend Council approval of the ordinance amending Section 121-44 of the City Code (Zoning Ordinance) regarding wall signs within the Z3 District, seconded by Mike Kastens and carried.
- c) Mike Kastens moved to table the ordinance amendment regarding curb requirements, seconded by Kyle Hinrichs and carried.
- d) MaryKay Rice moved to recommend Council approval of an ordinance annexing property owned by Jeff & Ari Dionisopoulos and designating it as Z2 District, seconded by Kyle Hinrichs and carried.
- e) Mike Kastens moved to recommend Council approval of an ordinance annexing property owned by Krumm Holdings LLC and designating it as Z3 Multi-Use/Corridor District, seconded by Kyle Hinrichs and carried.

Certified Survey Map from DCCI Land Planners

Dan Licht explained the Certified Survey Map from DCCI Land Planners for the Richmond Prairie Condo 3. Discussion followed. Mike Kastens moved to approve the CSM, subject to the following conditions:

1. All street construction plans shall be subject to review and approval of the Public Works Director.
2. The proposed name of the street and cul-de-sac street within the CSM shall be is subject to review and approval of the City Council.
3. All utility issues shall be subject to review and approval of the Public Works Director.
4. All grading, drainage, and erosion control plans shall be subject to review and approval of the Public Works Director; the development agreement shall specify that the developer is required to make regional stormwater improvements during construction necessary for the development.
5. Park dedication requirements are to be subject to review and approval of the Park Board prior to review of the CSM by the Plan Commission or approval of the City Council.
6. Outlot 1 shall be conveyed to the Richmond Prairie homeowners association.
7. The developer (and owner of record if different) shall execute a development agreement with the City upon approval of the subdivision as required by Section 117-24 of the Subdivision Ordinance as drafted by the City Attorney and subject to approval of the City Council.

Motion was seconded by MaryKay Rice and carried.

Proposed Airport Projects

MaryKay Rice read the following list of projects the Airport Commission has requested use of Federal and State funds for:

- 1) Acquisition of snow removal and mowing equipment (It is the intent of the airport to purchase a new, modern, self-propelled snow-blower to serve the airport for the next 25 years. Mowing equipment is now eligible for funding. Previously, the airport was 100% responsible for mowing equipment)
- 2) Crack fill and seal coat airport pavement. (The airport can participate in a State bid process for crack filling and seal coating, which will allow a reduced cost compared to bids received at the local level)
- 3) Reconstruct, strengthen and expand the north aircraft parking ramp, including concrete parking pads. (This will replace the 2.5" thick pavement installed in the fall of 2000 with thicker pavement. The existing pavement is failing in certain areas. The expansion will pave the area between the taxiway and the aircraft parking apron which will allow easier snow removal and better storm water drainage and control)
- 4) Reconstruct and expand the south ramp. (This will replace the aircraft parking ramp pavement in the south hangar area that was installed in the fall of 1992 with an expected service life of 25 years. The expansion portion is a small modification to the pavement to allow better storm water drainage)
- 5) Reconstruct and strengthen taxiways. (This will replace the taxiway and taxi lane pavement in the south hangar area that was installed in 1992 with an expected service live of 25 years)
- 6) Replace the rotating beacon. (This will allow the replacement of the 25 year old rotating beacon at the airport should it fail during the seven year time frame of this funding request)
- 7) Complete perimeter fencing. (This will complete the airport fencing project started in 2004 and expanded in 2010. Approximately 4,000 feet of fencing remains to be installed)
- 8) Conduct a wildlife site visit. (This is a State recommended item they have all airports include in their funding requests)
- 9) Clear and maintain runway approaches as permitted in Wisconsin Code Trans 55. (This is also a State recommended item they have all airports include in their funding requests)

10) Any necessary related work

The majority of the projects will be funded at 90% Federal, 5% State and 5% Local dollars. The mowing equipment is a 50/50 split with the State. The airport has \$450,000 worth of Federal funds in an account ready for use. The local funds of \$40,000 are also available. The majority of the Federal and State dollars come from user fees, including fuel tax on aviation and jet fuel. The local share of funds comes primarily through lease fees and personal property taxes on airport hangars. A Public Hearing was held before the Airport Commission in July. No public comments were received. Fred Horne moved to approve the list of airport projects as recommended by the Airport Commission, seconded by Kyle Hinrichs and carried.

Kyle Hinrichs moved to adjourn the meeting, seconded by Mike Kastens and carried.

Meeting adjourned at 5:40 p.m.

Tanya Batchelor
City Clerk